



**DEADWOOD PLANNING AND ZONING COMMISSION**

**Wednesday, August 19, 2020 – 5:00 p.m.**

City Hall, 102 Sherman Street, Deadwood, SD

---

**AGENDA**

1. Call Meeting to Order
2. Approval of August 5, 2020 Minutes
3. Sign Review Commission

**Troy Gorans for Latchstring Getaways, LLC – 27 Deadwood Street – Install New Wall Sign – Three Cousins Pizza and Install New Projecting Sign – Stan & Ollie’s – Continued**

Action Required:

- a. Approval/Denial by Sign Review Commission

**Brandon Watts, AIA, Lead Deadwood School District – 716 Main Street – Install New Wall Sign**

Action Required:

- b. Approval/Denial by Sign Review Commission

4. Planning and Zoning Commission

**Consolidating Parcels – Deadwood Stage Run Addition – Lonnie and Christine Burger**

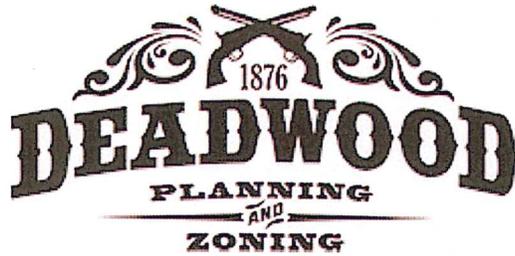
Lot 18A, Block 2 of Palisades Tract of Deadwood Stage Run Addition, All located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

5. Items from Staff
  6. Adjourn
- 

Planning and Zoning Commission meetings are not available by ZOOM unless requested.

Please practice CDC’s social distancing recommendations.

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain.



**PLANNING AND ZONING COMMISSION**

**Wednesday, August 5, 2020**

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, August 5, 2020 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

**Planning and Zoning Commission Present:** John Martinisko, Bill Rich, Brett Runge, Jeff Lawler and Josh Keehn

**Absent:**

**Board of Adjustments Present:** Charlie Mook

**Staff Present:**

Jeremy Russell, Trent Mohr, Kevin Kuchenbecker, Bob Nelson, Jr. and Cindy Schneringer

**Approval of July 15, 2020 Minutes:**

*It was moved by Mrs. Runge and seconded by Mr. Keehn to approve the July 15, 2020 meeting minutes. Aye - All. Motion carried.*

**Sign Review Commission**

**Bart Hamm - 560 Main Street - Replace Existing Wall Sign**

Mr. Mohr reported the applicant is requesting permission to replace the wall sign. This is the sign they received permission on to change the lettering. Now they want to do a new sign with same text with lettering outlined in neon lighting. This is allowed by ordinance with the only restriction it cannot be bright enough to go onto neighboring property. The applicant is aware of the restriction. The sign and the location comply with the ordinance and require no variances.

*It was moved by Mr. Rich and seconded by Mr. Keehn to approve to replace the wall sign at 560 Main Street. Aye - Mr. Martinisko, Mr. Rich, Mr. Lawler, and Mr. Keehn. No - Mrs. Runge. Motion Carried.*

**Troy Gorans for Latchstring Getaways, LLC - 21 Deadwood Street - Install New Wall Sign**

Mr. Mohr reported the applicant is requesting a permit for a wall sign as indicated in the renderings. The original proposal would've required a variance. We spoke with the applicant and they decided to reduce the size of the sign to be in compliance with no variances. We always appreciate anytime the applicant will work with us to bring their signage into compliance. The sign and the location are in compliance and require no variances.

*It was moved by Mrs. Runge and seconded by Mr. Keehn to approve the new wall sign at 21 Deadwood Street. Aye-All. Motion Carried.*

**Troy Gorans for Latchstring Getaways, LLC - 27 Deadwood Street - Install New Wall Sign - Three Cousins Pizza and Install New Projecting Sign - Stan & Ollie's**

The Commission requested to approve the two signs separately.

Mr. Mohr reported the applicant is requesting to install a Three Cousins Pizza sign over the door of 27 Deadwood Street which would require a variance for overall height. It is in excess of the 2 foot height as required in the ordinance. There was discussion about the overall height of the sign and concerns the applicant was not in attendance to answer questions. It was requested to continue this sign permit request until the next meeting.

*It was moved by Mr. Keehn and seconded by Mr. Lawler to continue the sign permit request for Three Cousins Pizza at 27 Deadwood Street to the next meeting. Aye-All. Motion Carried.*

Mr. Mohr reported the applicant is requesting to install a projecting sign advertising Stan & Ollie's which will be in the bar in the basement of 27 Deadwood Street. The sign would require a variance from the ordinance language that say projecting signs shall be attached at right angles to the building. The applicant would like the sign to be attached to the building on the parking lot wall at a 45 degree angle. There were concerns the applicant was not in attendance to answer questions it was requested to continue this sign permit request until the next meeting.

*It was moved by Mrs. Runge and seconded by Mr. Keehn to continue the sign permit request for Three Cousins Pizza to the next meeting.. Aye - Mrs. Runge, Mr. Keehn, Mr. Martinisko, and Mr. Lawler. No - Mr. Rich. Motion Carried.*

### Planning and Zoning Commission

#### Public Hearing on Proposed Project Approval for Tax Increment District Number Thirteen Boundary

Mr. Tobias Morris and Mr. Bill Pearson presented information regarding the creation of TIF #13 for the purpose of building affordable homes in Stage Run #2.

*It was moved by Mr. Rich and seconded by Mr. Keehn to recommend approval fo the Tax Increment District Number Thirteen Boundary to the City Commission for approval or denial. Aye - Mr. Rich, Mr. Keehn, Mr. Martinisko, and Mr. Lawler. No - Mrs. Runge. Motion Carried.*

#### Items from Staff (no action taken)

- Mr. Kuchenbecker provided information in regards to the proposed Sherman Street Parking Lot Master Plan Review. This will boost the outdoor experience in Deadwood including accessibility to Whitewood Creek and the Mickelson Trail.
- Mr. Russell discussed the launching of the new website that was built from scratch. He thanked staff for their hard work and contribution with building the new website.

#### Adjournment:

*It was moved by Mr. Lawler and seconded by Mr. Keehn to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.*

There being no further business, the Planning and Zoning Commission adjourned at 5:48 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*



08/07/2020

Hi Jeramy,

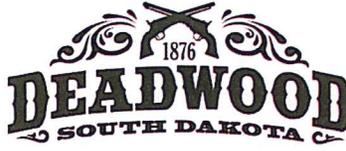
Thank you for meeting with me yesterday; over a week of anticipation for the committee meeting on our signs and I blew it! Terribly busy over here right now. I first want to thank the committee for granting us the Latchstring Getaways sign, and for granting us a continuance on the other two. Very much appreciate that!

As for Three Cousins; I total understand that my plan was just too far out from the requirements and I can appreciate that, and I am good with going with my plan "B". Basically, what I would like to see is a hanging sign over the single door entrance to Three Cousins. However, I would like to request that that be continued until the Sept 9<sup>th</sup> meeting, giving me enough time to put together my detailed plan and getting it to you in advance of that meeting. I should be able to get that to you in the next couple of weeks no problem.

As for Stan & Ollies. I understand that you would have questions for me on this plan, and I very much appreciate the continuance for that discussion at the next meeting on the 19<sup>th</sup>. I am certain we can work out something that is best for all of us; that is what I desire.

Thanks again!

Troy Gorans  
Latchstring Getaways  
CEO



## SIGN PERMIT STAFF REPORT

Sign Review Commission  
August 5, 2020

**Applicant:** Troy Gorans for Latchstring Getaways, LLC  
**Address:** 20751 Shirttail Gulch Rd, Sturgis, SD 57785  
**Site Address of Proposed Signage:** 27 Deadwood Street (Iron Horse Inn)

### Computation of Sign Area

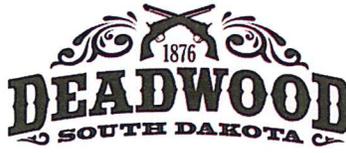
**Building Frontage:** 266 Feet  
**Total Available Signage:** 532 Square Feet  
**Existing Signage:** 2 wall signs (36 SF each) 1 projecting sign (8 SF) 3 window signs (8 SF each counted at 25% = 2 SF each) 1 freestanding sign (15 SF)  
**Remaining Available Signage Area:** 431 Square Feet  
**Proposed Sign Project:** Install new wall sign – Three Cousins Pizza (44 Square Feet) Install new projecting sign – Stan & Ollie's (15 Square Feet).  
**Proposed Building Materials:** Vinyl wrapped metal (see attached renderings).  
**Proposed Lighting of the Signs:** External.  
**Location of Proposed Sign:** See attached renderings.

### Discussion

The sign permit applications in review are proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant has acquired this property and is operating two new businesses at this location. These signs advertise these businesses.



"The Historic City of the Black Hills"  
Deadwood, South Dakota 57732

The proposed signs require variances described as follows:

- Three Cousins Pizza wall sign is larger than 2 feet in height which exceeds the maximum vertical dimension in ordinance.

Excerpt from 15.32.300 - 1. **Wall Sign. One wall sign per public entrance so long as such entrances and signs are at least ten (10) feet apart. Such sign shall be attached parallel to the building and shall project not more than eight inches from the building surface. The maximum square footage of the sign is fifty (50) square feet. The maximum vertical dimension of the sign shall be two feet. The top of any wall sign shall be no higher than the lowest of the following:**

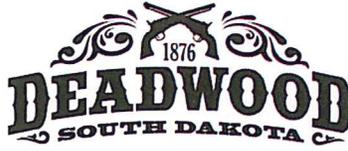
- a. Twenty-five (25) feet above grade;**
  - b. The bottom of the sills of the first level of windows above the first story, except in the case of upper story business with exterior entrances;**
  - c. The lowest point of the roof surface, except in the case of a one-story building with a continuous horizontal parapet, the top of such parapet.**
- Stan & Ollie's projecting sign is designed to be mounted on the wall at a 45 degree angle. The ordinance requires projecting signs to be mounted at right angles to the building.

Excerpt from 15.32.300 - 2. **Projecting Sign. One projecting sign per public entrance so long as such entrances are at least ten (10) feet apart. Such signs shall be attached at right angles to a building, shall have no more than two faces, shall be located on the same facade as the public entrance and within reasonable proximity to that entrance, and:**

- a. Shall project no more than six feet from the face of the building, or four feet back from the face of the curb, whichever is less;**
- b. The maximum area of one face shall not exceed one square foot of signage for each one foot of building frontage, subject to a maximum of thirty-six (36) square feet;**
- c. The top of the sign shall be no higher than is permitted for a wall sign on that building; and**
- d. In the case of a building set back more than fifteen (15) feet from the nearest sidewalk, street or property line, a freestanding sign may be substituted for each allowable projecting sign. The area of the sign face shall be the same as for a projecting sign with a maximum of ten (10) square feet, and the bottom of the sign shall not be less than eight feet or more than twelve (12) feet above grade.**

The applicant is requesting variances for these signs. Please see letters attached.

OFFICE OF  
**Planning & Zoning**  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

**TRENT MOHR**  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

## **Variances**

The sign permit applications in review as proposed require variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

### **Sign Review Commission Action**

Motion to approve permit for new wall sign at 27 Deadwood Street

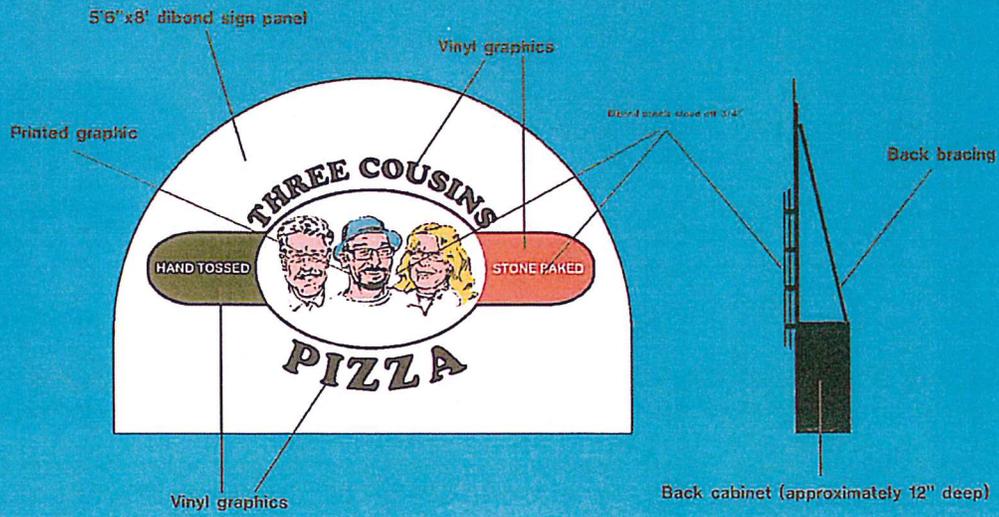
OR

Motion to deny proposed sign permit application as submitted.

Motion to approve permit for new projecting sign at 27 Deadwood Street

OR

Motion to deny proposed sign permit application as submitted.



605-342-0481  
 Fax: 605-342-9474  
 1650 Samco Road  
 Rapid City, S.D. 57702

**ROSENBAUM'S**  
**SIGNS**  
 and Outdoor Adv. Inc.

*Signing Rapid City*  
*With Pride*  
*Since 1928*  
 UL<sup>®</sup> Listed



July 17, 2020

Troy Gorans  
Latchstring Getaways LLC  
21 Deadwood St  
Deadwood, SD, 57732

Deadwood Sign Commission  
City of Deadwood Planning & Zoning Office  
108 Sherman Street  
Deadwood, SD 57732

Re: Signage Permit for Three Cousins Pizza at the Iron Horse Inn (located: 27 Deadwood Street)

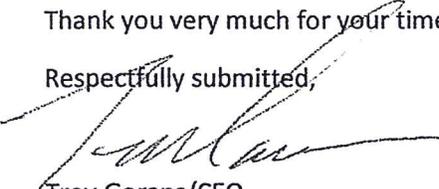
Dear members;

Please consider my request for a variance for the installation of the sign located in the arch window, parking lot side of the Iron Horse Inn. The thing I liked about this idea is that it does not clutter up the side of this beautiful building, yet I had signage that would work for visibility. The problem with the 2ft height restriction in this location is that optically it really looks tiny and out of place with all the space around it. It looks like I did it wrong, or on the cheap or something. I would have to redesign using one of two acceptable methods, 1.) mounted flat (again, not an option because I don't want to attach something like that to the side of this building, or 2.) find a good and appropriate place to mount a 90 degree sign, not crazy about that, but I would have to make that work.

So, specifically, I request that the height of sign be allowed to exceed the two (2) foot restriction. This logo requires the additional height to be complete, recognizable and that it accomplish the best visibility for patrons. The final size is designed to fill the arch (5'6" high X 8' wide X 12" deep). This sign would still meet the requirement of no more than 50 square feet. I also think there may be some merit in the fact that this is unique, as it is sort of built into the existing building, set back some and then luminated exteriorly. Optically, I don't believe it will look as tall as it would if it were just a big sign attached to the side of the building, thus maybe having less effect on the precedence, or spirit of the 2ft restriction.

Thank you very much for your time and consideration!

Respectfully submitted,

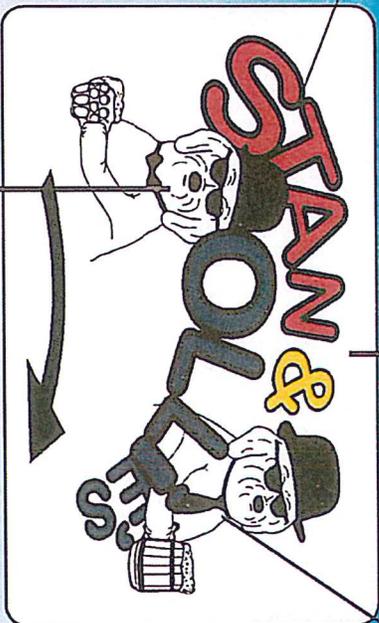


Troy Gorans/CEO  
Latchstring Getaways  
Deadwood, SD 57732

# 3'x5' dibond panel

Dimensional letters  
(Stan & Ollie's)

Vinyl graphics



Vinyl graphics

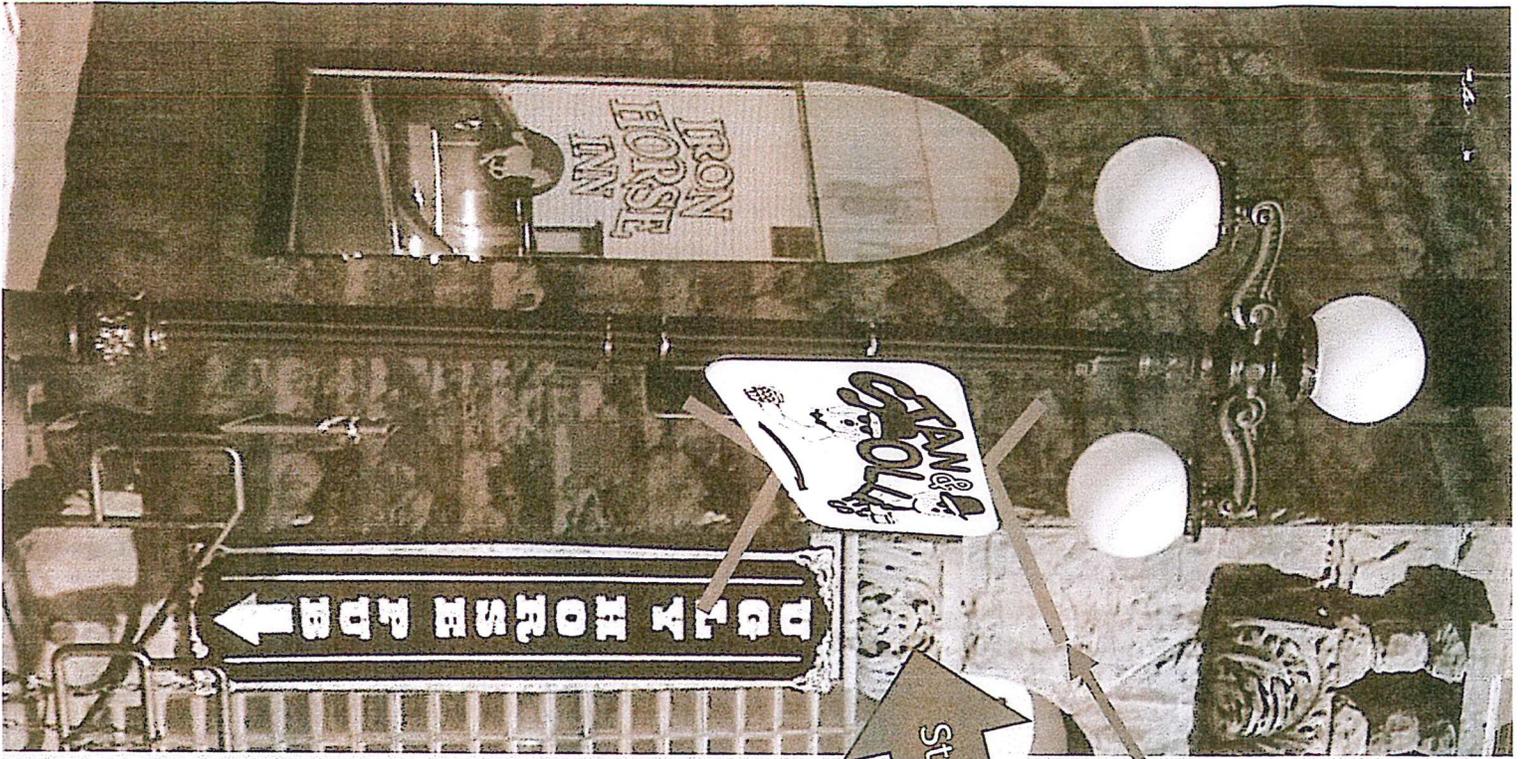


251030

605-342-0481  
Fax: 605-342-9474  
1650 Samco Road  
Rapid City, S.D. 57702

**ROSENBAUM'S**  
**SIGNS**  
and Outdoor Adv. Inc.

Signing Rapid City  
With Pride  
Since 1928  
UL listed



Metal mounting  
brackets

Straight out at 44 degrees.



July 17, 2020

Troy Gorans  
Latchstring Getaways LLC  
21 Deadwood St  
Deadwood, SD, 57732

Deadwood Sign Commission  
City of Deadwood Planning & Zoning Office  
108 Sherman Street  
Deadwood, SD 57732

Re: Signage Permit for Stan & Ollie's at the Iron Horse Inn (located: 27 Deadwood Street)

Dear members;

Please consider my request for a variance on the installation of the two sided sign for Stan & Ollie's Pub. Personally, I don't like the idea of doing any flat surface mounted signs on this beautiful building, if it can be avoided. So, whatever we do, I feel it needs to be mounted straight out from the building.

Specifically, I request that we surface mount the metal bracket to the parking lot side, and then angle the bracket appropriately to go off the corner of the building at a 45 degree angle, with subtle exterior lighting, just enough to luminate it. I feel that a 90 degree mount toward Deadwood St would further clutter the block with signage from both directions, and from Pioneer it would start to obstruct all of the signage on the block, most significantly the existing Iron Horse sign.

In summary, I feel the 45 degree mounting has advantages for both sides, without looking weird, out of place, or overbearing, a) it helps highlight the two entrances to S & O, Deadwood and parking lot side, and provides a greater degree of visibility, b.) it would reduce the clutter factor on Deadwood, and eliminate obstruction of existing signage on Deadwood.

Thank you very much for your time and consideration!

Respectfully submitted,

Troy Gorans/CEO  
Latchstring Getaways  
Deadwood, SD 57732

OFFICE OF  
Planning & Zoning  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



"The Historic City of the Black Hills"  
Deadwood, South Dakota 57732

TRENT MOHR  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

## SIGN PERMIT STAFF REPORT

Sign Review Commission  
August 19, 2020

**Applicant:** Brandon Watts, AIA – on behalf of the L/D School District  
**Address:** 716 Main Street, Deadwood, SD 57732  
**Site Address of Proposed Signage:** 716 Main Street (L/D Elementary)

### Computation of Sign Area

**Building Frontage:** 273 Feet  
**Total Available Signage:** 546 Square Feet  
**Existing Signage:** One Freestanding (20 Square Feet) and one wall sign (24 Square Feet)  
**Remaining Available Signage Area:** 502 Square Feet  
**Proposed Sign Project:** Install new wall sign (10 Square Feet).  
**Proposed Building Materials:** Metal. (see attached rendering).  
**Proposed Lighting of the Signs:** None.  
**Location of Proposed Sign:** Attached is a rendering showing the sign on the new entry.

### Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The school district will soon complete a multi-year renovation project at the elementary school. This sign will be added to the building adjacent to the new main entrance to the school.

The proposed sign and its location are compliant with the sign ordinance.

OFFICE OF  
**Planning & Zoning**  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

**TRENT MOHR**  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

## **Variances**

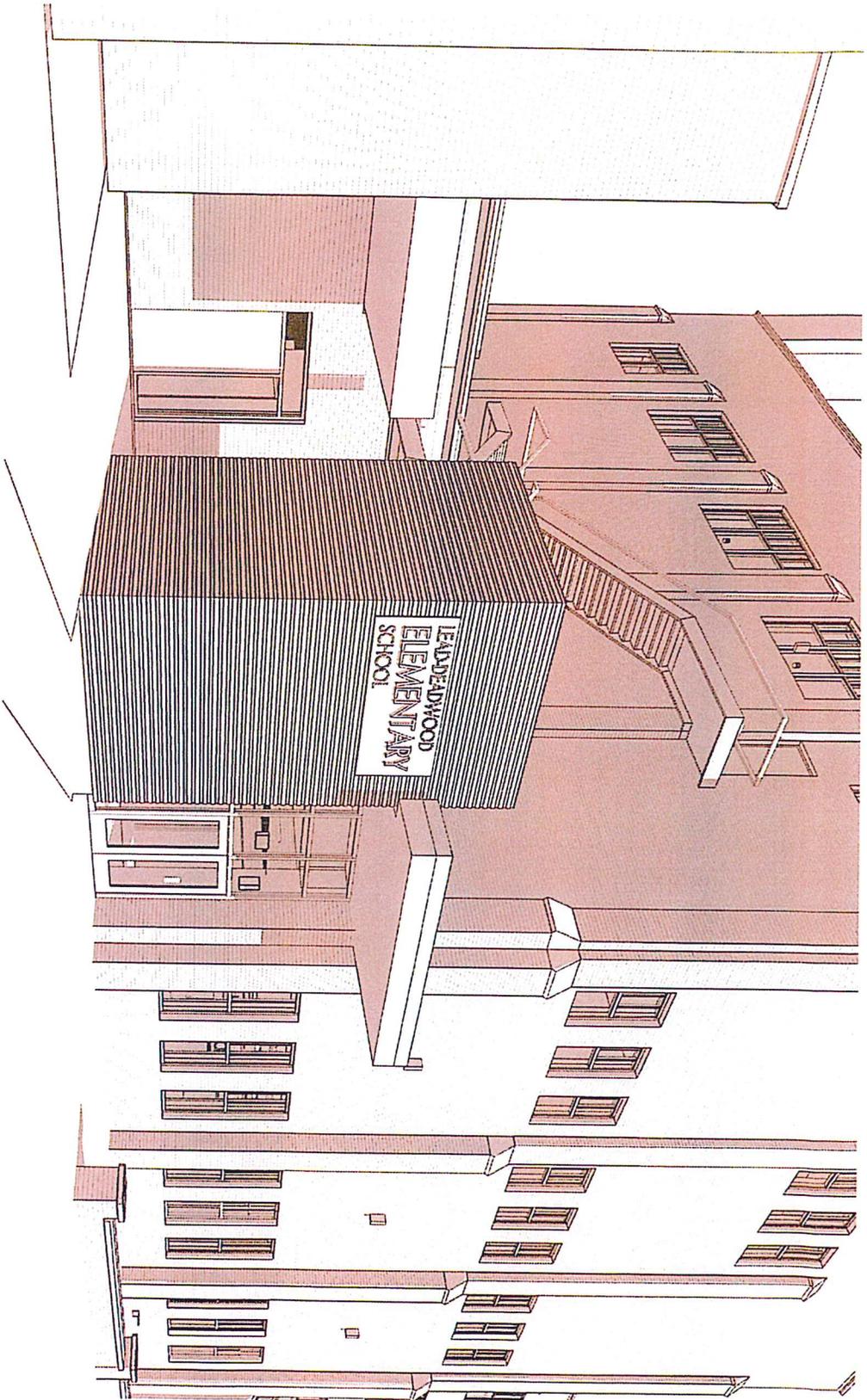
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

## **Sign Review Commission Action**

Motion to approve permit for new wall sign at 716 Main Street

OR

Motion to deny proposed sign permit application as submitted.

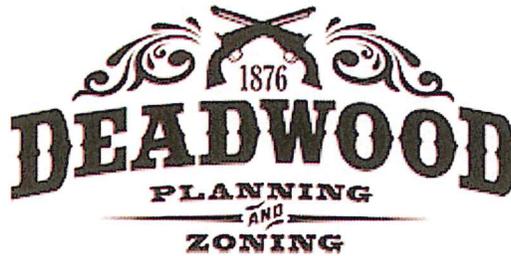


# Lead Deadwood Elementary Renovation

## ENTRY PERSPECTIVE

09/04/20 | JLG 161808 | © 2017 JLG ARCHITECTS

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

**STAFF REPORT  
PLANNING AND ZONING  
AUGUST 19, 2020 MEETING**

---

**APPLICANT:** Lonnie and Christine Burger

**PURPOSE:** Consolidating Parcels

**GENERAL LOCATION:** Deadwood Stage Run Addition

**LEGAL DESCRIPTION:** Lot 18A, Block 2 of Palisades Tract of Deadwood Stage Run Addition, All located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** R1 – Residential District

---

**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential  
South: Future Development Area  
East: R1 – Residential  
West: Future Development Area

Surrounding Land Uses:

Residential Dwellings  
Vacant  
Vacant Lots and Dwellings  
Vacant

**SUMMARY OF REQUEST**

The Final Plat for Lot 18A, Block 2 of the Stage Run Addition has been submitted to consolidate parcels of common ownership. The property is located off of Mt. Roosevelt Road and the lot fronts Stage Run. The address for Lot 18A, Block 2 is 771 Stage Run.

## **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential District
2. Lot 18A, Block 2, is comprised of 0.349 Acres  $\pm$ .
3. The subject property is located within a low density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by open space, many new homes, and homes under construction.

## **STAFF DISCUSSION**

The subject property is owned by a single owner and they desire to have two parcels consolidated into one for the purpose of building a garage. The lot meets the area and bulk requirements for square footage.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered plat.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

### **ACTION REQUIRED:**

1. Approval/Denial by Deadwood Planning and Zoning Commission
2. Approval/Denial by Deadwood Board of Adjustment.

PLAT OF LOT 18A, BLOCK 2 OF PALISADES TRACT OF DEADWOOD  
 STAGE RUN ADDITION TO THE CITY OF DEADWOOD  
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15,  
 THE NE¼NE¼ OF SECTION 22 AND THE NW¼NE¼ OF SECTION 23, T5N,  
 R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA  
 FORMERLY LOTS 18 AND 19, BLOCK 2 OF PALISADES TRACT OF  
 DEADWOOD STAGE RUN ADDITION

NON-TANGENT CURVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	1525.00	1102.21	109.00	S 55°43'37" E	111°55'09"

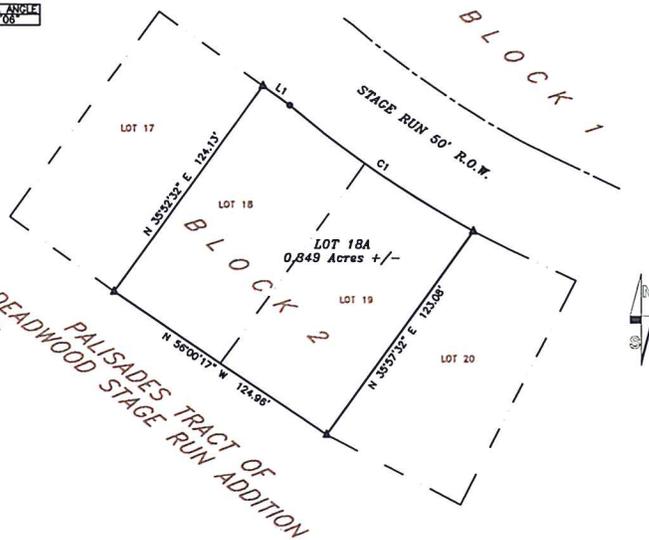
LINE BEARING	DISTANCE
L1	S 54°07'28" E 118.10

- REBAR & CAP (VREM LS6577)
- ▲ REBAR & CAP (ARLETH LS3977)



PALISADES TRACT OF DEADWOOD STAGE RUN  
 ADDITION RECORDED IN DOC. #2008-2791  
 LOT 31, BLOCK 2 RECORDED IN DOC. #2009-6822

OWNER/DEVELOPER  
 LONNIE & CHRISTINE BURGER  
 771 STAGE RUN ROAD  
 DEADWOOD, SD 57732



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332A WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

\_\_\_\_\_, DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

ACKNOWLEDGMENT OF OWNER  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, \_\_\_\_\_, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT \_\_\_\_\_ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LAWRENCE COUNTY TREASURER: \_\_\_\_\_

APPROVAL OF HIGHWAY AUTHORITY  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: \_\_\_\_\_

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_ FINANCE OFFICER MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: \_\_\_\_\_

OFFICE OF THE REGISTER OF DEEDS  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND RECORDED IN DOC. \_\_\_\_\_.

LAWRENCE COUNTY REGISTER OF DEEDS: \_\_\_\_\_



Prepared By:  
**PONDEROSA LAND SURVEYS, L.L.C.**  
 332A WEST MAIN STREET  
 LEAD, SD 57754  
 (605) 722-3840

Date:	8/14/2020
Drawn By:	L. D. Vrem
Project No.:	20-338
Dwg. No.:	20-338.dwg